150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

THIS YEAR
And every year, your friends will envy you, living in this premium location with the breeze in the trees. Better than new because the landscaping is done, this 1,500 bungalow includes thru hall, 18x18 LR with raised FP, 4 bedrms, convenient kitchen with large DA, O-O-M heat and d-in garage in FC bsmt. Flat NHA mtge at 5¼% - $79 P.I.T. A pleasure to show $15,750
MR. LOVE, EV 4-8124;
Res EV 4-6056

OAK BAY SPECIAL
Just on the market, older type four-room bungalow, 1½ lots on a quiet street. Living room with fireplace, two bedrooms, large kitchen, three-piece bath. Full cement basement, hot air heat, copper piping. Duroid roof. Separate garage. Early possession. Clear title. $2,000 down handles.
Full price, only $8000
W. WOODLEY, EV 4-8124;
Res EV 4-3916.

ESQUIMALT
Near Saxe Point, this quality-built home in a choice location will suit the discriminating buyer. It features thru hall, large LR with corner fireplace, dining area, lovely electric kitchen, three good bedrooms, 4-pce bath. Extra room with 2-pce bath down. Plan to see the other extras. There will be real pride of ownership here. Quality workmanship throughout $17,900
E. K. LANE, EV 4-8124;
Res EV 2-8692

2-BEDROOM HOME IN OAK BAY
Ideal for a retired couple. On a quiet street in Oak Bay just off Beach Drive, two bedrooms, living room with extra paneled room in basemin. Oil heat, hardwood floors. Beautifully kept inside and out, with well laid out back garden secluded from the street. Price $16,800
DOROTHY KIRKPATRICK,
EV 4-8124; Res Keating 68X.

BUILD NHA LOTS AVAILABLE
Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

$500 DOWN 3 BEDROOMS $7800 JAMES BAY
This full basement home is located just a few houses from sea front. Very comfortable and spacious. Garage. $80 per month. Why pay rent?
JACK MIDDLETON, GR 9-4327
JACK BROWN, EV 4-4976
Office: EV 4-8124

Park View—4 Suites GROSS $4188 P.A.
$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, Bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion. Full price $36,000
For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

MILLION DOLLAR VIEW DUPLEX OAK BAY
Beautiful large 6 rooms, self-contained suite. View from all windows, 3 bedrooms or 2 and den. Pembroke bath plus 3-room self-contained suite with views. Basement with Oil-O-Matic heat. Must be sold, illness reason. Just reduced. $5,000 will handle.
FULL PRICE $20,000
JACK BROWN, EV 4-8124, res. EV 4-4976
J. MIDDLETON, res. GR 9-4327

EXCLUSIVE LSTG APARTMENT BLOCK
This is without a doubt the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills. Price $71,000
$23,000 cash, balance on mortgage. Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

A LITTLE PIECE OF DEVON IN OAK BAY
Perfect for retirement or for the small family, this picturesque semi-bungalow embodies the appeal of the English countryside. A delightful entrance hall, sunken living room and trim, fenced-in garden provides seclusion and pleasurable living. This home has 2 bedrooms with a possible third, and separate garage.
Low taxes $11,500
Seen by appointment only.
EV 4-8124, MR. SIMPSON, EV 5-7369 res.

OAK BAY LOW DOWN PAYMENT NO STEPS
Ideal for a couple. Immediate possession. Electric range included in full price of $8500
D. E. Wilkinson
EV 4-8124, res. Sidney 652

MOUNT TOLMIE DISTRICT
New 6-rm stucco bung. Large LR, DR, modern cab elec kit, 3 nice bedrms. Oak floors. O-O-M heating, full high basement, drive-in garage. Nice location, near bus, schools and stores. $2,800 down. Full price $11 950
By appointment only. To view contact J. De Man, EV 4-2402.

OAK BAY
Nice situation, family home, large LR, DR, cab kit, 4 bedrms, rumpus room, oil heat.
Price $15,250
Mr. Edwards, Eves. Sidney 823R

H. A. HUMBER LTD.
630 View St. EV 2-9161

$9,250. 4-YEAR-OLD BUNGALOW with wonderful electric heat. Each room has its own thermostat (bills show real economy). With no steps, and 10 minutes walk downtown, it is ideal for retired couple. A really lovely home. EV 4-8827 anytime. S. Hargrave, Realtor.

TEN MILE POINT—5-ROOM COTTAGE with garage attached, on bus route, oil heat. Attractive location. Suitable for retired couple. No agents please. Victoria Press, Box 1712.

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

HANDYMAN
An older well-built 5-bedroom home on a new foundation. Just right for the do-it-yourself man. Needs basement floor, wiring, chimneys, etc. Drive by—1291 Walnut St.
$2,000 down. Price $7500
Cec. Pearce, EV 5-8771;
Res. EV 5-4621

MAGNIFICENT SEA VIEW SECLUSION and TREES
A beautiful new home, large living rm and dining room with picture windows. Perfect cab elec kitchen, 3 bedrooms, 4-pce. vanity bathroom. Basement has large rumpus room with picture window and fireplace. Auto oil heat, 2-car garage. Ideally set on 2 acres of treed property, 20 minutes from town.
Top value at $18,900
Cec. Pearce, EV 5-8771;
Res. EV 5-4621

GLANFORD IMMEDIATE POSSESSION 2 YEARS OLD
A nice 2-bedroom home. Living room with fireplace. Full basement with automatic oil heat. Drive-in garage. Just $2,700 down on the low price of $9950
Cec. Pearce, EV 5-8771. Res. EV 5-4621.

$2250 DOWN JUST COMPLETED
READY FOR OCCUPANCY
Spacious 6-room bungalow; living room 24x15, dining room 9x10, 3 good bedrooms, 4-pce bathroom, built-in vanity. In district with mostly new homes. Monthly payment on NHA MTGE only $79 inc PIT.
Full price $12,300
Mr. Hill, EV 5-8771. Res. EV 3-7585

TRIPLEX EXCEPTIONAL VALUE
Good solid building situated Gorge district. Rental value $145. Two furnaces. Large lot. Terms to be arranged. A sound investment and a gift at only $10,500
Mr Hill, EV 5-8771; Res. EV 3-7585

RETIRED PEOPLE
HAS YOUR FAMILY GROWN UP? MOVE FROM THE BIG HOUSE. Into this small compact cottage in the city. Only 5 years old, no steps, the best auto oil package heat going into every room, oak floors throughout, ¼ block from bus. Haultain-Victor area. $8950
Call Jim Ranson or Doug Lawson,
Res. EV 5-6614 or EV 2-4867.
Office EV 5-8771

CITY 3 ROOMS
For anyone looking for a cute 3-room home with part basement hot-air heating, located on a paved street with sidewalks and on sewer here it is: It is in 1st class shape throughout. Full price with terms only $5950
Please ask for Mr. Lawson. Eves EV 2-4867. Days EV 5-8771.

MOVE IN NOW
Make no mistake this is a must or you will be disappointed if you don't hurry and see this well-built and attractive new bungalow consisting of through hall, cab elec kitchen with mahogany cupboards, stainless steel sink, de luxe fan, eating space, beautifully decorated. Good sized living room with fireplace bricked to ceiling with recesses for ornaments. There is also a dinette, 2 good-sized bedrooms, 4-pce bathroom with colored fixtures, full cement bsmt, automatic oil heat, drive-in garage.
Full price with generous terms. $10,950
For appointment to view please ask for Mr. Lawson.
Eves. EV 2-4867. Days EV 5-8771

C. N. Montague CO., LTD.
1036 Blanshard at Fort EV 4-9318

EXECUTIVE'S DREAM HOME
OLYMPIC SEA VIEW. Rockland area. Fabulous LR, raised hearth continues around L-corner to DR. 3 bedrms. Fine large closets. 1 twin-size bedrm has own 2-pc bathroom. EXCEPTIONAL 5-PC BATHROOM, colored fixtures. De luxe kit., brkfst room with view. Auto. utility. Wide hall with open stairwell to ground level, 30' RUMPUS ROOM, raised hearth, bar, billiard room, extra plbg. in bsmt. Oil-O-Matic. NO EXPENSE has been spared in construction, finishing and numerous quality extras. Full price $32,000
Ruth E. Hutcheson,
EV 4-9318, GR 8-3536

UPLANDS SLOPE 30' RUMPUS RM
A RARE FIND. A BEAUTIFUL WHITE SIDING bung. in a jewelled setting of seclusion with EXPENSIVE SHRUBS, trees, flagstone walks, fish pool, sprinkler system. TRELLISED PATIO, BARBECUE. Panelled LR 20x15, FP, 12x3 mirror in line DR, 12x15, lovely windows and den FP. Master bedrm 12x14, BUILT-IN FURNITURE. W-W, 2nd bedrm, panelled. De luxe kit, utility. EXTRA plbg. in bsmnt. Oil heat. 2-car garage. Clear title. Offers invited on asking price $20,000
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

ONLY $8400
6-year-old stucco for retired couple. No. 1 condition, insulated. High, dry lot, young fruit trees. Low tax. Handy to bus.
Mr. Betts, EV 4-9318, EV 3-2998
Exclusive

DEAN HEIGHTS
Siding bung of 4 rooms and utility, no bsmnt. This is a lovely, cosy home in excellent repair and in spotless condition. Stoves included. Reasonable offers considered. Early possession. Price $9500
Call B. E. Porritt, EV 4-9318, EV 4-6152.

MOVE IN FOR EASTER
That is only 2 months away when this 3-bedroom High Quadra SPLIT LEVEL will be completed and spick and span inside and out. It comprises features not regularly found in other houses—a visit will convince you. Price with terms $12,650
To view call O. W. Chretien,
EV 4-9318, EV 5-2598.

Saanich Realty
3943 Quadra GR 9-1198
Serving Greater Victoria and the Peninsula

UNIVERSITY AREA
Cosy and comfortable with no steps, this 2-bedroom home is truly a budget beater with its low cost of monthly investments. Not new, but in good condition. Fully insulated and simply landscaped it is offered at $9000
Try your offers.
For appointment to view
GR 9-1195, Mrs. Horth, EV 2-0334

$15,750 Delightful 2-year-old modern home in city, approx 1,100 sq. ft. $6,000 cash will handle—balance mortgage 5½%.

$10,500 Exclusive, off Shelbourne, 9-year-old lovely kept home, approx 1,000 sq. ft., all amenities. $2,500 cash. Purchaser may assume mortgage approx $5,000 at 4½%.
Apply:
THE CANADA PERMANENT TRUST COMPANY
Property Department, 714 Fort St.
Telephone EV 4-9375

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

RANDALL'S LIMITED
OPEN FOR INSPECTION
5th - 6th - 7th
2 - 5 P.M.

1206 JUDGE PLACE $18,900
Beautiful home, built 7 years, in a quiet country-like setting, has 1,550 sq. ft. of living space. Living room 23'x15', dining room 11'x11', thru hall, oak floors throughout, 3 large bedrooms. Pembroke bathroom, cabinet electric kitchen with lovely dining nook. Utility on main floor on sewer, full basement with auto oil heat. Attached garage with unfinished room above that could be fourth bedroom. Large lot. Good terms.
For preview, please call Mr. Sudbury, EV 4-8109, or eves GR 9-1906.

ESQUIMALT 1235 PARK TERRACE $10,800
Modern bungalow of 3 rooms in secluded setting. "L"-shaped living and dining room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab. elec. kitchen plus utility plumbed for washer and dryer. Basement with new pkg. oil unit, double carport, low taxes. Down payment of $2,500 required.
Call Mr. Sudbury, eves. EV GR 1906

BURNSIDE EXTRA SUITE
Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kitchen, Pembroke bath, level walk-in basement suite, 3 rooms plus bath, $70, drive-in garage. Only one year old. Greatly reduced to $15,000

DUPLEX $2500 DOWN
Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue.
Asking Price $14,000
On the two above, please call Mr. Davis, eves. EV 4-8614.

Jubilee Area
Stucco bungalow with three large bedrooms. Living room with fireplace, separate dining room, large family kitchen wired for electric range, full basement with partial finished room. $10,500
Full price and terms. Open to offers as to down payment.

$12,800 NEW VIEW ROYAL
This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call Mr. Lowndes, eves. GR 8-2151.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

NO STEPS NEAT AS A PIN
Attractive spacious bungalow comprising living rm 19x14, 2 bedrooms, one twin-size, 4-pc bath, bright convenient kitchen, utility rm, double garage, oil heat, oak floors, quick possession.
Price $11,000
Mr. Clarke, EV 5-8794, EV 2-6817

TRIMMED WITH SUNSHINE
Just 3 miles from city centre. This charming bungalow consists of 3 bedrms, or 3 and den, living rm, with large picture window, extended dining area, fully tiled 4-pc bathroom, steel cab. kit., utility rm, plumbed for automatic washer and with heaps of cupboard space. Separate garage, beautifully landscaped garden. This property is in excellent condition throughout. Full price $13,000
with low monthly payments.
Mrs. Wallace, EV 5-8794, EV 2-8493

THREE (Not Two) $10,500 NEW
Full basement bungalow which features a new floor plan to offer the following features at this LOW LOW price.
1. Spacious LR with special fireplace and dining "L".
2. Cabinet kitchen, hardwood cupboards.
3. Colored Pembroke bath!
4. Three bedrooms, one panelled for DEN.
5. Full basement, drive-in garage, oil heat, space for rumpus.
This is the FIRST of fifteen similar homes. EXCLUSIVE with Phil Simpson of Town & Country Homes Ltd. Let us discuss terms today. EV 2-7276 or EV 5-5542.

"GOING SOUTH"
"Furniture Being Sold Now"
Plans are all made for the move. Furniture nearly all sold. OWNER SAYS get the people here and LET'S HAVE AN OFFER at once. 2 bedrooms, oil heat, stucco exterior. BARGAIN PRICED now for QUICK SALE. This one is HOT. Call RACHEL RUSSELL at once. EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

$1699 DOWN? YES. $999 DOWN? YES.
We can provide you with a brand-new NHA 3-bedroom home, L-shaped LR and DR, cab kitchen, utility and auto oil heat. NO STEPS, for $1,699 down or less, payments like rent. Ready for occupancy in approx 3 weeks. See this today for the best value in town.
Full price $13,125
EXCLUSIVE LISTING.
B. Corbett, EV 5-8761,
Morey & Johnstone Real Estate,
3244 Douglas Street

JUBILEE HOSPITAL
$2,200 down. Immaculate 3-room home, 2 minutes walk from Jubilee Hospital. Full basement, oil heat. Drive-in garage. Just 4 years old. For particulars and price please phone EV 3-4281. Mrs. Lavender, EV 5-6327. Ritbet Consolidated Ltd.

3-BEDROOM HOUSE, ESQUIMALT district. Full basement, oil furnace, drive-in garage. View of Gorge, close to Gorge Park and swimming. Immediate possession. Phone EV 2-6078.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY SOUTH
Situated on a quiet residential street, this small and immaculate home would be ideal for a retired couple. Two bedrooms, electric kitchen, cosy living room and a small sunroom together with a full basement and a small but good garden all go to insure comfortable living. The price, with $2,000 down, is $7500
If you would like more information on this tremendous value, please call W. G. Curtis, EV 5-7707 anytime.

A STEAL
Attractive 5-room stucco home in choice location, thru hall, large living room with fireplace, family-size dining room; large bright kitchen with dining space, two good bedrooms. Full basement, O-O-M heat, drive-in garage. Attractive garden. Low down payment. Asking Price $12,600
Call Hal Wright, EV 5-7707 anytime.

LANSDOWNE SLOPE $4750 DOWN
7-year-old, 3-bedroom bungalow. Over 1,300 sq. ft. of floor area. Living room has brick fireplace. Dining room gives onto nice patio. Spacious kitchen with breakfast area. Large utility and storage space. All electric hidden heating system with individual controls. (This is the cleanest way to heat a home.) Phone for appointment to view as this home should not be on the market long at the full price of $13,650
B. J. Leverton, EV 5-7707 anytime.

DEAN HEIGHTS
An immaculate, spacious, well-maintained home of 1,300 sq. ft., featuring lovely living room, guest-sized dining room. Electric cabinet kitchen and 2 fine bedrooms, above full concrete basement with O-O-M heat and extra room. Good, easily maintained lot with fruit trees. Excellent terms. A bargain at full price $13,900
Excellent terms.
Call R. Reynolds, EV 5-7707 anytime.

SINGLE STOREY FAMILY HOME
Here is a three-bedroom bungalow on Londonderry Road. Only three years old, landscaping finished. Oil-O-Matic hot-air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Terms can be arranged.
Full Price $12,750
Call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

A REAL SNAP
2½-MILE CIRCLE
Immaculate 4-room stucco bungalow, living room with oak floor and open FP, 2 bedrooms, bathroom, large kitchen with eating space. Full basement, furnace and drive-in garage. Nice lot. Can be purchased with $1,750 down payment, balance $75 per month.
Full price $8250
Can be seen by appointment only. Call Mr. Wilkins at EV 3-9413, eves. EV 3-4960.

NEAR SCHOOL SACRED HEART
Neat, clean, compact 2-bedroom home. No steps. On large lot. Yours with terms at only $8950
Alen MacLean, res. EV 3-7243; office EV 3-9413

ROCKLAND REVENUE HOME
Enjoy living in your own spacious furnished suite on a quiet boulevarded street. Each month draw your income from nine furnished rental units. Interior and exterior of this large building are in excellent condition. Full price with terms $26,250
Phone now for apptmt to view, Mr. Vandyke, office EV 3-9843, or res. EV 2-6821.

DICKIE & CO
REALTY & INSURANCE
633 Fort St., EV 2-4313, EV 5-4334

WAITING FOR YOU NHA—3 BR CLOSE IN
You have only to make $250 per month to qualify for this lovely new NHA home and have a cash payment of $2,500.00. WHY GAMBLE, this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 16x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Please call Wess Dickie, EV 2-4313; eves. EV 3-3640.

LET'S HAVE A FIRE
In this genuine brick fireplace. (Also hot-water Oil-O-Matic heating in the full basement). The larger rooms include a large cabinet kitchen, full dining room, living room 20x10, and two twin-size bedrooms, carport—and the down payment for this SUPERB HOME is only $1,750 cash. For further particulars, call EV 5-4134 and ask for Mr. Baird, Mrs. Weir or Mr. Dickie. Evenings call EV 4-0483, EV 2-5801 or EV 3-3640.

"FAMILY MAN"
You will have peace of mind to know your children are safe from traffic on this no-through street. Just blocks away from all schools, from public to college. These are some of the advantages you have with this lovely 5-year-old stucco bungalow, 3 large bedrooms, large electric kitchen, dining room and a family-size living room, plus two finished rooms and extra plumbing in the basement.
Full price only $14,500
Call me anytime at EV 5-6741.
MAURICE N. SMITH,
Northwestern Securities of Victoria Ltd.

WESTERN HOMES LTD.
611 YATES STREET

MOM AND DAD "LOOK"
At this very lovely 2-yr-old 2-bedroom rancher with the most economical heating unit built, oil hot water, large living room and very roomy cabinet kitchen. Pembroke bath, sep garage. Oak Bay border.
Terms at $11,500
Mr. Evans, EV 2-2137; EV 5-3533

$3,800 DOWN: 3 SUITES, FAIRFIELD. Inc 4-rooms down plus one in basement for owner. Income $120 per month. Live rent free at $11,500. Call Mrs. M. Ramsdale, EV 3-6111 or EV 4-5885. McCandless Realty, 830 Fort St.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

NEW 2 BR ONLY $6900
Yes, $6,900 is the full price of this 850 sq. ft. stucco home. Spacious 13'x19' living room, cabinet kitchen. Utility room is 8' x 9' with laundry tub. Tiled floors throughout. Cement drive to carport. On sewer close to bus and school. This won't last long, act now. Phone Lloyd Tinkham, office EV 5-2458 or Res. GR 9-4730 anytime.

HOME WITH REVENUE $9675—$2575 DN
In James Bay, 4 bedrooms, full basement with C/W furnace. At present producing $110 monthly with 3 rooms for owner. In good condition throughout with new wiring, copper plumbing and garage.
JACK MACKAY, EV 5-2458,
Res. EV 2-9644

AS LOW AS $400 CASH No Gimmicks
Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON, EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK FELTON, EV 4-2784 or office EV 5-2458.

HAGAR'S
TODAY'S BEST BUY
ROYAL OAK BEAUTIFULLY APPOINTED STUCCO BUNGALOW PLUS DE LUXE SUITE
Consisting of a new, modern home, with landscaped garden, cement driveway and walks. Spacious living room with fireplace. Oak floors throughout. Two large bedrooms. Spacious kitchen, a nook, modern cupboards with 12 ft. of tile counters. Also tile bathroom. Plus full basement with suite. Large bedroom, beautiful kitchen with tile sink (also range included), extra 2-piece plumbing. Drive-in garage. Wrought iron railings and many extra features. Don't miss the opportunity to buy this lovely home at the very low price of $14,000
Good terms. $3,500 down.
C. Carpenter, EV 4-0821,
eves. GR 7-1628.
Hagar & Swayne Ltd., 614 Yates

HEISTERMAN

OAK BAY AVE.
Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil heating system, nice garden all fenced, with patio and outdoor fireplace. Good 5¼% mortgage. Full price $10,800
Mr. Hamilton, EV 3-4161;
Eves. GR 7-1555

OAK BAY 3 BEDROOMS PLUS
Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room, 3 bedrooms, cabinet kitchen and four-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat $14,200
Mr. Blannin, EV 3-4161;
Eves EV 5-1195.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

LAKE HILL $2500 DOWN
4-bedroom semi-bungalow consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair, on large, well-landscaped lot. Ideal family home. Part basement, O-O-M heat. Full price $11,900
Ask for Jim Ridings,
EV 3-7041 Eves EV 3-9533

JAMES BAY
Quiet location, close to sea, a good five-room bungalow with extra accommodation, a full basement and oil heating $6900
Terms.
Please ask for Henry Hope,
EV 3-7041 Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

DAINTY 'TOM THUMB'
A genuine 'TOM THUMB' cottage of 3 rooms, snug, situated on a "RICH SOIL", semi-rural location ideal as a RETIREMENT HOME or as a RENTAL INVESTMENT. Full price only $5,500. Financing available. Call ETHEL HARVEY for arrangements to see it. Call EV 5-4367 or EV 5-6741 now. Northwestern Securities of Victoria Ltd.

"CLOSE-IN" DUPLEX
2-SUITE HOME in fresh condition. The location is close to shopping, schools and bus. One 3-room, 1-bedroom suite and one 4-room 2-bedroom suite, earning $140 per month. Extra lot included in full price of $14,500
Call ETHEL HARVEY, EV 5-6741 or EV 5-4367, Northwestern Securities of Victoria Ltd.

REVENUE—LAKE HILL. 6 MTHS old. Has LR, kitchen with dining area, 3 bedrooms up. A large 3-room suite with picture window in basement, rented at $72.50, with separate meters. Asking $16,300, try your down payment. Vivienne Appleyard, EV 2-4288 day or night. J. H. Whittome & Co. Limited. EV 2-4355.

$11,950. NEAR FOUL BAY RD. and south of Oak Bay. Charming 3-year-old bungalow with full basement and brand-new oil furnace. Wonderful condition (extra good). Owner moving to Vermont as soon as possible. S. Hargrave Realtor. EV 4-9827 anytime.

HOUSE FOR SALE AND MOVE IT. 1875 Fort St. EV 5-3160, EV 4-4056.

150 HOUSES FOR SALE

HAYNES
THE WARM FEELING OF HOME
We need one buyer with a realistic outlook on life. Rambling ranch type of 1,380 sq. ft. of living area with breezeway and attached garage. Large living room full width of house, dining room, dining patio with awning, entrance hall, two twin-size bedrooms, den in knotty cedar with cupboards and built-ins. A dream of a kitchen with snack space. Basement, full insulation, automatic oil heat. Landscaped lot. At quoted price automatic washer and range included in addition to Venetian blinds to all windows. Ask to see this and remember prices are due to increase this year. Price $16,500
Please ask for W. Jones, EV 3-8393 evenings. Arthur E. Haynes Ltd., 739 Fort St., EV 3-3823.

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

BUILD NHA 1,460-FT. BASEMENT
A HOME THAT IS DIFFERENT. DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,800 NHA MTGE. LOT INCLUDED.
ONLY $15,700
Lee Halberg, EVES. EV 3-8510

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms. 15x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN.
ONLY $14,700
Lee Halberg, EVES. EV 3-8510

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

4 Bedrooms
OAK BAY
PERFECT LOCATION near the sea
—All Good Rooms
—OIL HOT WATER HEAT
—Spacious Basement, Dr.-in Garage
—Beautiful Garden
—Low TAXES
IN IMMACULATE CONDITION
$5,000 handles
Full price $18,500
For appointment to view call Mrs. M. Elliott, EV 5-7511 or EV 3-9893

BY OWNER LANSDOWNE SLOPE
3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

McCANDLESS REALTY
830 FORT ST. PHONE EV 3-6111
Real Estate and Insurance

SPECIAL $1495 DOWN
Fully Furnished Bung.
4 rooms, spotless, living room with fireplace, light floors, 2 bedrooms, small bright kitchen with nook, cab pantry, 3-pce bathroom, new oil range, newly wired. Duroid roof. Landscaped lot. Low taxes. Handy location on bus line nr Haultain Sts. Furnished, inc frig and washing machine. QUICK POSSESSION. SEE THIS FOR VALUE AT only $6300
Eves. Mrs. M. Ramsdale, EV 4-5855

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241
IF YOU ARE SELLING—
LET DALBY DO IT.

NEW BUNGALOWS
If you would care to live in the Langford district, near the Island Highway, I have 4 new bungalows in a new subdivision ranging in price from $8,900 to $11,900. 2 are finished, 2 will be ready shortly. The construction and location is good. If interested call Mr. Kemp at EV 3-6241, eves. EV 5-1831, for description, terms, or view.

ONE BEDROOM
Gleaming white stucco bungalow with full basement and drive-in garage. Sunny living room with brick fireplace and cosy dinette with view. Cabinet kitchen wired for range, large twin-size bedroom, good lot partly landscaped. Good soil for vegetable, flowers or fruit. Close to bus stop. Full Price $6950
ONLY $1,000 DOWN, BALANCE AT $65 A MONTH. CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD
EV 5-6741—24-hr. service.

Cedar Hill Heights
1530 ARROW ROAD
Neat 5-roomed stucco bungalow on landscaped lot 129x177. Oak trees, 9 fruit trees. Garage in basement. Coal stoker.
ONLY $2900 DOWN
Big Value at Langford
666 WAGAR RD. OFF MILL STREAM RD.
Stucco and siding 5-roomed bungalow and high rocky lot. You'll find lots of value here at terms $5650
Alex Page, EV 5-6741 or EV 3-1894, Northwestern Securities of Victoria Ltd., 631 Yates St.

BRENTWOOD
2½ Acres in strawberries and logans with good 4-room and bath bungalow. $11,000, with $4,200 cash, bal at 5% only $40 per month.
6-room NHA bungalow on acreage, $14,500, terms.
Beavies rustic bungalow, large treed lot, $7,900 cash.
6 acres rough treed land with 3-room cottage only $4,500 terms.
See BRENTWOOD PROPERTIES
7183 West Saanich at Verdier
Keating 233

LOW TAXES
Cute bungalow, $1,500 plus $60 per month will buy you this lovely six-roomed bungalow. Floor area 900 sq. ft., lot 80x120, 2 bedrooms, living room den, plus oil heater, gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only $6780
Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry, it won't last long. Northwestern Securities of Victoria Ltd.

INTER-CITY HOUSE EXCHANGE
Attractive modern house in Nanaimo in district of good homes valued at $15,500, with clear title for similar property in Oak Bay-Beach Drive area. Contemplated move in June or early July. If interested write G. Jones, Resident Engineer, B.C. Forest Products Ltd., Crofton, B.C.

$8,450. VERY NICE OLDER BUNGALOW on quiet street near Haultain. Contains 5 rooms and full basement. Excellent for retired couple. Reasonable down payment and a good buy if cash. EV 4-9827 anytime. S. Hargrave Realtor.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic heat, nice corner Fairfield, owner, $13,000 net. EV 3-6327.

150 HOUSES FOR SALE

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

$850 DOWN 3 BEDROOMS NEW N.H.A. ONE ONLY
3-bedroom basement home to be built in the Haultain district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

N. OAK BAY
A really smart 6-rm rancher. Well-planned spacious rooms. An extremely bright and cheerful home with easily-maintained grounds. Full basement, Oil AC heat and dr-in garage.
Today's top value $17,900
S. W. Anderson
Financial Survey Ltd.
EV 4-9305; res. EV 3-8917

DUPLEX
Attractive, brand-new, N.H.A., side-by-side duplex, corner of Parklands and Admirals; kitchen, living room, dining room, 2 bedrooms, basement with drive-in garage, automatic oil; Patterson built. Low down payment. EV 2-2321; Res., EV 4-7826.

$7,500, HAULTAIN BUNGALOW with charming appearance, open fireplace, no steps, large lot. Low down payment and balance easy monthly payments. This is a good home immediate possession. S. Hargrave Realtor, EV 4-9827 anytime.

$97 INCOME PER MONTH
Self-contained, up-and-down duplex. Ideal opportunity for pensioner and handy man. Only $5,600. Jones and Scott, 332 Yarrow Bldg., EV 3-5463.

IMMEDIATE POSSESSION — OAK Bay modern 6-room home, landscaped. $3,000 down, balance $88. Price $14,500. Mr. Holland of Swinerton's, EV 3-7181, residence EV 4-7658.

PRIVATE SALE
2444 Camelot Road. Three-bedroom bungalow; oil heat; near school. Cadboro Bay. Phone GR 7-2762 for details and appointment to view.

ATTRACTIVE NEW 3-BEDRM country home on treed acreage. Secluded with good sea view $16,500. Owner, Victoria Press Box 772.

4-BEDRM CITY HOME — IDEAL 2-family home or for conversion. $3,500 down at $9,650. 2908 Graham Street. R. Harris. EV 3-4756 anytime. J. H. Whittome & Co. Limited.

WILLOWS BEACH DUPLEX WITH sea view. 5 rooms, 1 suite and 4 the other. Oil heat. S. Hargrave Realtor, EV 4-9827 anytime.

151 COUNTRY HOMES and PROPERTIES

SALT SPRING ISLAND
2-BR home, garage and workshop. Private water supply. 1.48 ac. FP $3,000.
For Real Estate and Insurance on all Gulf Islands contact SALT SPRING LANDS LTD. Phone 52, Ganges, B.C., N.-167

PENDER ISLAND PROPERTY, homes 1½ hrs from Victoria. Owner. EV 3-7311, 970 Tattersall.

153 WANTED TO BUY—HOUSES

UNIQUE?? BEAM CEILINGS??
Three-bedroom Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE and CONFIDENTIAL INSPECTION CASH DEAL
If you are going to sell a home of this type—CALL ME NOW.
D. E. Wilkinson,
EV 4-8124; res. Sidney 652
PEMBERTON HOLMES LTD.
1002 Government Street

WANTED 1½ TO 2½ ACRES
With 2 or 3-bedroom house anywhere within 7 miles, prefer Gordon Head or Cedar Hill (Crossroad) area. For immediate attention phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828 anytime.

"I MUST HAVE" HAVE YOU GOT?
Nice home, 2 or 3 bedrooms, but must be near Margaret Jenkins, Monterey schools. Must have oil heat, basement and neat lot. All inquiries are confidential. If your home is worth $12,000 CASH—please do call BERNARD SHAW, DORNE CORNISH, EV 5-2458 anytime.
Byron Price Realtors

CASH OR TRADE
My client would like three or four-bedroom home, near new, with two bathrooms. Prefer extra bathroom off master bedroom. Full basement, oil heat, in good residential area. Will pay up to $21,000. Has a nice home in Fairfield district to trade if desired. Urgent. Phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269. J. H. Whittome & Co. Ltd.

SOS
I have a client who will pay up to $35,000 for a home in Oak Bay